



20 Cloverdale,
Cotgrave, NG12 3NJ



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This semi detached family home is offered to the market with no upward chain.

The property provides spacious accommodation arranged over two floors including: an entrance hall, a living room, a dining kitchen, and a lobby on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, the bathroom, and the separate wc.

Benefiting from a security alarm, UPVC double glazing, and gas central heating with a combination boiler, the property has privately enclosed gardens to both the front and rear, plus a tandem driveway and a garage providing off road parking for a number of vehicles at the side.

Occupying a cul-de-sac position in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is recommended.

Guide Price £200,000





ACCOMMODATION

The composite entrance door at the front of the property opens to the entrance hall. From here, the stairs rise to the first floor, there is an understairs storage cupboard, and doors into the living room and the dining kitchen.

The bright and spacious living room overlooks the front, and has an electric fire set in a brick fireplace.

The dining kitchen is fitted with a range of matching wall, drawer and base unit with roll edge work surfaces. There is a sink and drainer unit with a mixer tap over, space for a fridge/freezer, plus a washing machine and a freestanding gas cooker (both to remain as part of the property sale). The dining kitchen has a window overlooking the rear garden, and a UPVC door opening to the lobby, which has fitted storage shelves, and a UPVC door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (to the insulated loft space above), a cupboard housing the Worcester Bosch combination boiler, and doors into two double bedrooms, a single bedroom, (all bedrooms with fitted furniture), the bathroom, and the separate wc.

OUTSIDE

There is an attractive garden to the front of the property which has a hedged boundary, a lawned area, flower beds ready to be planted, and a pathway to the entrance door. The pathway continues to the side, where there is gated access to the rear garden.

The low maintenance north east facing rear garden is mainly paved, with shrub beds. The garden has an external tap, and external light, and houses a timber shed, and two brick outhouses.

At the side of the property there is a tandem driveway providing off road parking, and in turn giving access to the SINGLE GARAGE (with an up and over door).

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,627.45.

Referral Arrangement Note

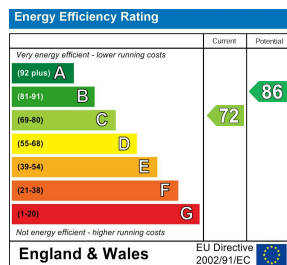
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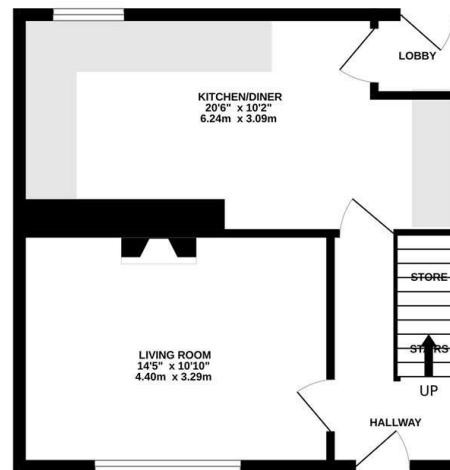
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MONEY LAUNDERING

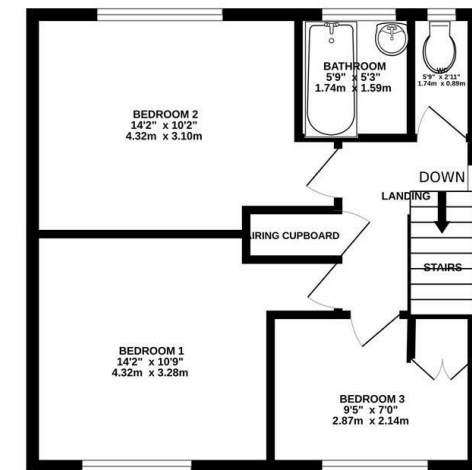
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GROUND FLOOR



1ST FLOOR



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